

## WARRANTY DEED

Form WD-1  
Revised 07/2014

Des. No.:	<u>1401279</u>
Project:	<u>County Road 500 North</u>
Parcel:	<u>4</u>
Page:	<u>1 of 2</u>

**THIS INDENTURE WITNESSETH**, That **William E. Chapman and Janis S. Chapman, husband and wife**, the Grantors of Tippecanoe County, State of Indiana, Convey and Warrant to the **Board of Commissioners of Tippecanoe County, Indiana**, the Grantee, for and in consideration of the sum of Twenty-Nine Thousand Five Hundred Thirty and NO/100 Dollars (\$29,530.00) (of which said sum \$29,530.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantors hereby specifically acknowledge and agree that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantors, or any successors in title to the abutting lands of the Grantors, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantors and all successors and assigns.

The Grantors assume and agree to pay the 2018 payable 2019 real estate taxes and assessments on the above described real estate, and for all tax liabilities that accrue prior to transfer of title to Grantee. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

Interests in land acquired by The Board of  
Commissioners of Tippecanoe County  
Grantee mailing address:  
20 N. 3<sup>rd</sup> Street, 1<sup>st</sup> Floor  
Lafayette, Indiana 47901  
I.C. 8-23-7-31

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IN WITNESS WHEREOF, the said Grantors executed this instrument this 19 day  
of May, 2020.

William E. Chapman (Seal)  
Signature

Janis S. Chapman (Seal)  
Signature

William E. Chapman, husband  
Printed Name

Janis S. Chapman, wife  
Printed Name

STATE OF Indiana  
COUNTY OF Tippecanoe SS:

Before me, a Notary Public in and for said State and County, personally appeared William E. Chapman and Janis S. Chapman, husband and wife, the Grantors in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 19th day of May, 2020.

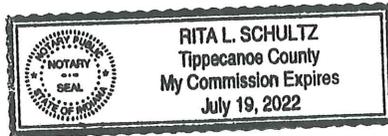
Rita L. Schultz  
Signature

Rita L. Schultz  
Printed Name

Commission Number 655370

My Commission expires 7-19-2022

I am a resident of Tippecanoe County.



This instrument was prepared by Douglas J. Masson, Attorney at Law, from information provided by VS Engineering, Inc. Douglas J. Masson, 200 Ferry Street, Suite C, Lafayette, IN 47902

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

EXHIBIT "A"

Project: 1401279  
Parcel: 4 Fee Simple  
Tax ID No: 79-03-33-200-003.000-018  
Form: WD-1

Sheet 1 of 2

Code: N/A

A part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana, and being that part of the grantor(s) land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked EXHIBIT "B", described as follows: BEGINNING at the northwest corner of said quarter section, which point lies on the centerline of County Road 500 North designated as point "201" on said Parcel Plat; thence along the centerline of said County Road 500 North the following (7) courses: 1) South 88 degrees 45 minutes 59 seconds East 78.47 feet to the point designated "602" on said Parcel Plat; 2) Southeasterly 272.85 feet along an arc to the right having a radius of 277.00 feet and subtended by a long chord having a bearing of South 60 degrees 32 minutes 50 seconds East and a length of 261.96 feet to the point designated "604" on said Parcel Plat; 3) South 32 degrees 19 minutes 42 seconds East 176.62 feet to the point designated "605" on said Parcel Plat; 4) Southeasterly 120.22 feet along an arc to the left having a radius of 219.00 feet and subtended by a long chord having a bearing of South 48 degrees 03 minutes 21 seconds East and a length of 118.71 feet to the point designated "607" on said Parcel Plat; 5) South 63 degrees 46 minutes 56 seconds East 277.69 feet to the point designated "608" on said Parcel Plat; 6) Southeasterly 22.02 feet along an arc to the right having a radius of 100.00 feet and subtended by a long chord having a bearing of South 57 degrees 28 minutes 30 seconds East and a length of 21.97 feet to the point designated "610" on said Parcel Plat; 7) South 51 degrees 10 minutes 06 seconds East 102.91 feet to the centerline of River Road designated as point "611" on said Parcel Plat; thence South 48 degrees 27 minutes 34 seconds West 238.83 feet (265.5 feet by Instrument Number 9509087) along the centerline of said River Road to the point designated "614" on said Parcel Plat; thence along said centerline Southwesterly 345.70 feet along an arc to the left having a radius of 3,274.04 feet and subtended by a long chord having a bearing of South 45 degrees 26 minutes 04 seconds West and a length of 345.54 feet to the southernmost corner of the grantor(s) land; thence North 49 degrees 33 minutes 18 seconds West 65.04 feet along the southwestern line of the grantor(s) land to the point designated "1037" on said Parcel Plat; thence North 36 degrees 58 minutes 31 seconds East 49.33 feet to the point designated "1038" on said Parcel Plat; thence Northeasterly 306.21 feet along an arc to the right having a radius of 3,344.04 feet and subtended by a long chord having a bearing of North 45 degrees 50 minutes 10 seconds East and a length of 306.10 feet to the point designated "1048" on said Parcel Plat; thence North 48 degrees 27 minutes 34 seconds East 117.02 feet to the point designated "1039" on said Parcel Plat; thence North 50 degrees 27 minutes 46 seconds West 140.14 feet to the point designated "1040" on said Parcel Plat; thence North 21 degrees 08 minutes 16 seconds West 57.35 feet to the southwestern line of the 1.637 acre tract of land as described in Instrument Number 01034904 designated as point "1035" on said Parcel Plat; thence North 63 degrees 46 minutes 56 seconds West 110.50 feet along the southwestern line of said tract to the point designated "2028" on said Parcel Plat; thence along said southwestern line Northwesterly 142.18 feet along an arc to

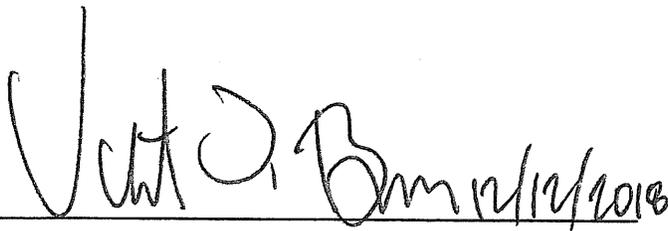
EXHIBIT "A"

Project: 1401279  
Parcel: 4 Fee Simple  
Tax ID No: 79-03-33-200-003.000-018  
Form: WD-1

Sheet 2 of 2  
Code: N/A

the right having a radius of 259.00 feet and subtended by a long chord having a bearing of North 48 degrees 03 minutes 21 seconds West and a length of 140.40 feet to the point designated "2027" on said Parcel Plat; thence North 32 degrees 19 minutes 42 seconds West 2.31 feet along said boundary to the point designated "1032" on said Parcel Plat; thence North 53 degrees 42 minutes 09 seconds West 75.12 feet to the point designated "1033" on said Parcel Plat; thence North 23 degrees 53 minutes 52 seconds West 55.90 feet to the point designated "1034" on said Parcel Plat; thence North 50 degrees 27 minutes 46 seconds West 23.24 feet to the point designated "1010" on said Parcel Plat; thence Northwesterly 186.24 feet along an arc to the left having a radius of 600.00 feet and subtended by a long chord having a bearing of North 59 degrees 21 minutes 18 seconds West and a length of 185.49 feet to the point designated "1036" on said Parcel Plat; thence North 76 degrees 39 minutes 24 seconds West 46.22 feet to the point designated "1046" on said Parcel Plat; thence North 74 degrees 51 minutes 30 seconds West 45.76 feet to the point designated "1019" on said Parcel Plat; thence North 73 degrees 03 minutes 37 seconds West 16.65 feet to the west line of said quarter section; thence North 0 degrees 10 minutes 20 seconds West 66.79 feet along said west line to the POINT OF BEGINNING and containing 2.418 acres, more or less, inclusive of the presently existing right-of-way which contains 1.637 acres, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by the following:

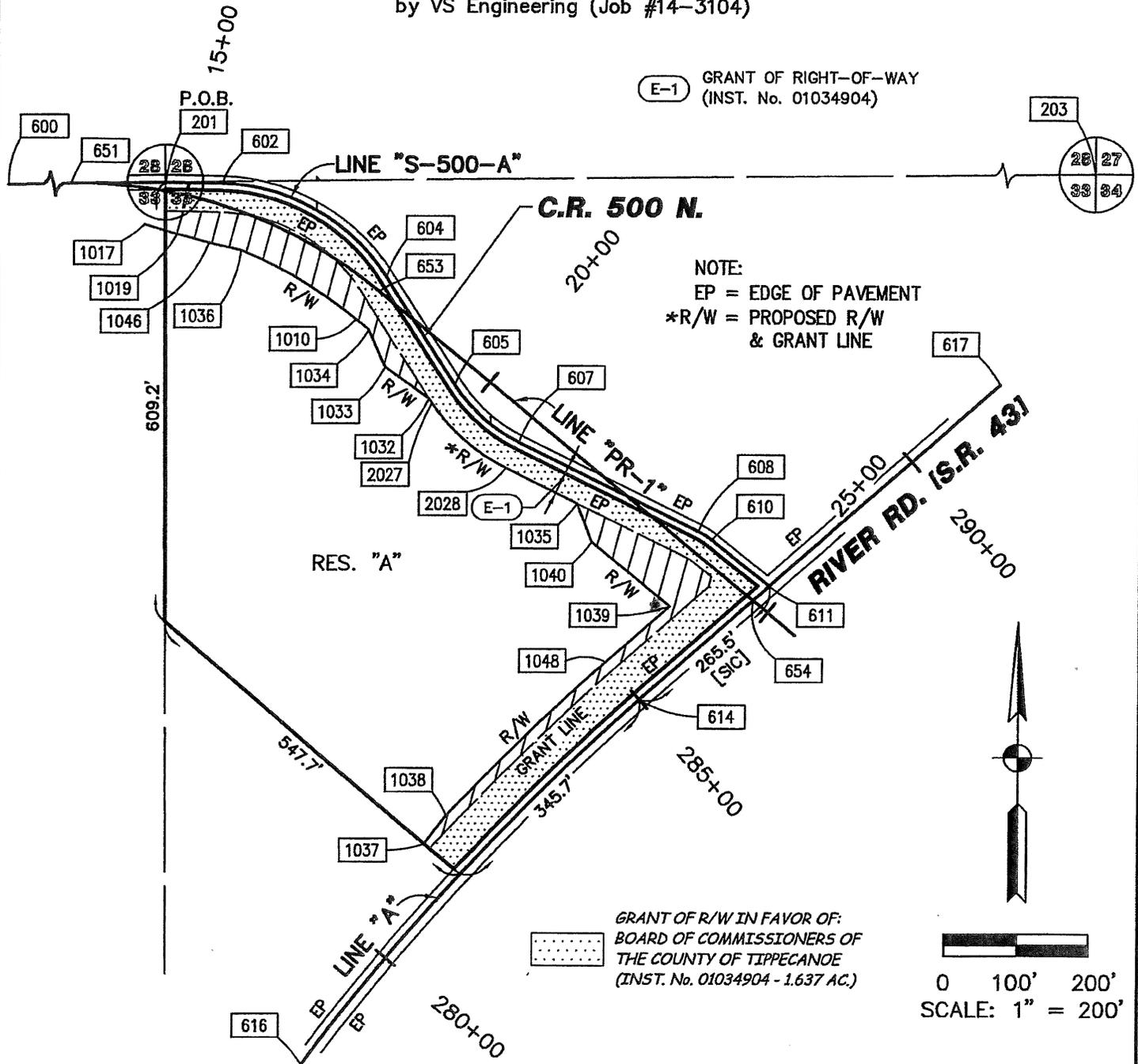


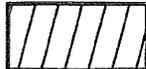
V.S. Engineering, Inc.  
Vincent J. Barr, P.S.  
Professional Surveyor No. 9700015  
State of Indiana



# RIGHT-OF-WAY PARCEL PLAT

Prepared for the Board of Commissioners of Tippecanoe County  
by VS Engineering (Job #14-3104)



PARCEL: 4	OWNER: CHAPMAN, WILLIAM E. ET UX.	DES. NO.: 1401279
CODE: N/A	 HATCHED AREA IS THE APPROXIMATE TAKING	DRAWN BY: G.L. SMITH 10/16/2018
PROJECT: 1401279		CHECKED BY: V.J. BARR 10/26/2018
COUNTY: TIPPECANOE		
ROAD: C.R. 500 N./RIVER RD.		
SECTION: 33		
TOWNSHIP: 24 N.	NOTE: DIMENSIONS SHOWN	
RANGE: 4 W.	HEREIN ARE ENGLISH.	

INST. No. 9509087, DATED 06/13/1995  
 TAX ID No. 79-03-33-200-003.000-018

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
651	PR-1	13+41.10	0.00'		20,021.0308	19,644.6308
653	PR-1	18+01.76	0.00'		19,872.4320	20,070.5255
654	PR-1	24+73.56	0.00'		19,444.7795	20,588.6257
1010	PR-1	18+01.76	50.00'	Rt.	19,833.8713	20,038.6966
1017	PR-1	14+50.00	50.00'	Rt.	19,964.5059	19,745.7521
1019	PR-1	15+00.00	55.00'	Rt.	19,951.0386	19,789.9677
1032	PR-1	19+50.00	70.75'	Rt.	19,723.4973	20,139.8106
1033	PR-1	18+75.00	75.00'	Rt.	19,767.9668	20,079.2673
1034	PR-1	18+25.00	50.00'	Rt.	19,819.0760	20,056.6211
1035	PR-1	22+00.00	51.91'	Rt.	19,578.8843	20,344.6083
1036	PR-1	16+00.00	50.00'	Rt.	19,928.4191	19,879.1104
1037	A	281+51.91	65.00'	Lt.	19,105.9039	20,136.5229
1038	A	282+00.00	70.00'	Lt.	19,145.3154	20,166.1949
1039	PR-1	23+90.14	80.00'	Rt.	19,436.1839	20,473.3672
1040	PR-1	22+50.00	80.00'	Rt.	19,525.3941	20,365.2892
1046	PR-1	15+50.00	55.00'	Rt.	19,939.0864	19,834.1371
1048	A	284+99.80	70.00'	Lt.	19,358.5809	20,385.7780
2027	PR-1	19+52.19	71.47'	Rt.	19,721.5469	20,141.0449
2028	PR-1	20+92.47	77.37'	Rt.	19,627.7035	20,245.4726

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES  
AND BEARINGS & DISTANCES.

PARCEL: 4 OWNER: CHAPMAN, WILLIAM E. ET UX.

DES. NO.: 1401279

CODE: N/A

DRAWN BY: G.L. SMITH 10/16/2018

PROJECT: 1401279

CHECKED BY: V.J. BARR 10/26/2018

COUNTY: TIPPECANOE

ROAD: C.R. 500 N./RIVER RD.

SECTION: 33

TOWNSHIP: 24 N.

NOTE: DIMENSIONS SHOWN HEREIN ARE ENGLISH.

RANGE: 4 W.

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
201						
203						
600						
602						
604						
605						
607						
608						
610						
611						
614						
616						
617						

SEE LOCATION CONTROL ROUTE SURVEY PLAT

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument No. 201818009265 in the Office of the Recorder of Tippecanoe County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey, executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

*Vincent J. Barr* 12/12/2018



VS ENGINEERING, INC.  
 VINCENT J. BARR, P.S.  
 PROFESSIONAL SURVEYOR No. 9700015  
 STATE OF INDIANA

PARCEL: 4	OWNER: CHAPMAN, WILLIAM E. ET UX.	DES. NO.: 1401279
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ROAD: C.R. 500 N./RIVER RD.		
SECTION: 33		
TOWNSHIP: 24 N.	NOTE: DIMENSIONS SHOWN HEREIN ARE ENGLISH.	
RANGE: 4 W.		

The above Warranty Deed (500 North – Parcel 4 – William E. and Janis S. Chapman) approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Tracy A. Brown, President

\_\_\_\_\_  
Thomas P. Murtaugh, Vice President

\_\_\_\_\_  
David S. Byers, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: \_\_\_\_\_  
Robert A. Plantenga, Auditor

**“This is an exempt transaction and the sales disclosure 46021 (R8/7-08) is not required”**

**I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.**



**Stewart W. Kline, P.E., Executive Director  
Tippecanoe County Highway Department**

This instrument prepared by: Douglas J. Masson, 8939-79, Hoffman, Luhman, & Mason, PC  
200 Ferry Street, Suite C, P.O. Box 99, Lafayette, IN 47902, Telephone (765) 423-5404

Billing address for the property taxes as follow:

**GRANTEE**

Tippecanoe County Board of Commissioners  
20 North Third Street  
Lafayette, IN 47901

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Stewart W. Kline, P.E., Executive Director  
Tippecanoe County Highway Department



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Tracy A. Brown, President  
Tippecanoe County Board of Commissioners